# STAR HEIGHTS INVESTMENT REPORT 2026

## Executive Summary

Star Heights is a premium gated residential development located on Randhawa Road, Ward No. 25, Kharar, strategically positioned near the Kharar-Landran Road corridor. Designed as a modern 3 BHK floor-based housing project, Star Heights aims to provide affordable luxury living for working professionals, families, and long-term investors.

With prices starting from ₹46.90 lakhs and a structured construction-linked payment plan, the project presents an opportunity for buyers to enter the market with lower upfront capital while benefiting from potential appreciation until possession in March 2027.

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# 1. Punjab Real Estate Outlook

The Mohali-Kharar corridor has emerged as one of the fastest-growing residential zones in the Tricity region due to

- Expansion of educational institutions
- Growth of IT and service sectors
- Increasing migration from nearby towns
- Rising demand for affordable luxury housing
- Improved road connectivity

As property prices in Chandigarh and central Mohali continue to increase, Kharar is becoming an attractive alternative for both end users and investors.

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# 2. About Star Heights

Project Name: Star Heights

Developer: Parru Dutt Estate Developers

Location: Randhawa Road, Ward No. 25, Kharar

Configuration: Premium 3 BHK Floors

Plot Size: 110 Sq. Yards

Possession Timeline: March 2027

Project Type: Under Construction

Community Type: Gated Residential Development

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## 3. Pricing Analysis

Ground Floor: ₹48.90 Lakhs

First Floor: ₹47.90 Lakhs

Second Floor: ₹46.90 Lakhs

The project is competitively priced within the affordable luxury segment and offers flexibility through construction-linked payments.

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## 4. Unique Investment Advantage

Unlike projects requiring significant upfront payments, Star Heights follows a milestone-based payment structure.

Booking Amount: ₹1 Lakh

Subsequent Installments: Construction Linked

Balance Payment: At Possession

Benefits:

• Reduced financial burden

• Lower investment risk

• Better cash flow management

• Suitable for salaried buyers

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## 5. Location Advantage

Strategically positioned near:

• Kharar Bus Stand

• Chandigarh University

• Rayat Bahra University

• Kharar-Landran Road

• Mohali Commercial Belt

The location offers access to education, employment, healthcare, retail, and transportation infrastructure.

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## 6. Lifestyle Benefits

Star Heights is designed for modern family living.

Key Features:

• Gated Community

• Covered Parking

• Modular Kitchen

• Security Guard

• Premium Tiles

• Green Open Areas

• Wide Roads

• Spacious Balcony

The project combines affordability with essential lifestyle amenities.

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## 7. Rental Income Potential

Estimated Monthly Rental:

₹20,000 – ₹25,000

Annual Rental Potential:

₹2.4 Lakhs – ₹3 Lakhs

This makes the project attractive for investors seeking rental income and long-term appreciation.

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## 8. Appreciation Potential

Current Investment:

₹46.90–₹48.90 Lakhs

Expected Appreciation by Possession:

₹8–₹10 Lakhs

Potential Reasons:

• Construction progress

• Growing Kharar demand

• Infrastructure improvements

• Rising replacement cost of construction

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## 9. Target Buyer Profiles

A. Salaried Professionals

Seeking affordable luxury housing with manageable payment schedules.

B. Parents of Students

Families looking to secure accommodation near major educational institutions.

C. First-Time Homebuyers

Individuals upgrading from rented accommodation.

D. Long-Term Investors

Buyers targeting appreciation and rental income.

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## 10. Risk Assessment

Strengths

• Competitive pricing

• Strategic location

• Structured payment plan

• Family-focused amenities

• Rental demand drivers

Risks

• Under-construction project

• Market fluctuations

• Delayed possession risk

Mitigation

• Stage-wise payments reduce exposure

• Location-driven demand supports long-term value

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## 11. Why Buy Before Possession?

Buying during construction generally allows buyers to:

• Enter at lower prices

• Benefit from appreciation during development

• Access preferred inventory

• Spread payments across milestones

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## 12. Investment Recommendation

For homebuyers seeking a premium 3 BHK residence near educational and employment hubs, Star Heights offers a balanced proposition of affordability, convenience, and lifestyle.

Contact : 6284615564

For investors, the project presents potential appreciation before possession and attractive rental prospects in a growing residential market.

Overall Assessment: Attractive for both end-use and medium-term investment.

Contact : 6284615564